



St. Thomas Way, Hawksyard, Rugeley

£269,500

Features

- QUIET LOCATION WITH OPEN ASPECT TO FRONT
- ALLOACTED APRKING WITH SEPARATE GARAGE
- GOOD SIZED ACCOMMODATION ALLOWING FLEXIBLE LIVING
- SOUTH FACING GARDEN TO REAR
- IDEAL INVESTMENT OR FIRST TIME BUYERS PROPERTY

Contact Us

Chase Owl Estates

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Full Description

Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator, useful under stairs storage cupboard, wooden flooring and stairs to First Floor Landing.

Guest Cloakroom

Comprising w.c and hand wash basin. Extractor fan, radiator, ceiling light point, wooden flooring and upvc double glazed window to side aspect.

Breakfast Kitchen 4.98m x 2.77m (16'4" x 9'1")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with gas hob and extractor over, spaces with plumbing for washing machine and dishwasher and further appliance space. Two ceiling lights, radiator, wall mounted boiler and upvc double glazed window to front aspect.

Lounge 4.93m x 3.58m (16'2" x 11'9")

Having ceiling light point, radiators, wooden flooring and French upvc double glazed doors with windows to side opening to the Rear Garden.

First Floor Landing

Approached from stairs in the Hallway and having ceiling light point, airing cupboard housing hot water cylinder and return stairs to Second Floor Landing.

Bedroom Two 3.76m x 2.87m (12'4" x 9'5")

Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Three 4.09m x 2.87m (13'5" x 9'5")

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Four 3.15m x 1.93m (10'4" x 6'4")

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Family Bathroom

Comprising panelled bath with mixer tap, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator, wooden flooring and upvc double glazed window to front aspect.

Second Floor Landing

Approached from stairs from First Floor Landing and having ceiling light point and door to Master Bedroom.

Master Bedroom 6.43m x 4.93m (21'1" x 16'2")

Having built in wardrobe and further useful storage to eaves. Two radiators, light point, loft access and Velux window to rear. Upvc double glazed window to front aspect.

En Suite Shower Room

Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, shaver socket, radiator, wooden flooring and Velux window to rear aspect.

Outside

The property has an open aspect to front and approached from pedestrian pathway. Small foregarden with path to front entrance door. The enclosed rear garden having paved path to good sized lawn with borders, paved patio area, outside tap and gate to rear leading to the two allocated parking spaces. A further pathway leads to the GARAGE, situated under a coach house, with up and over door and having further parking for one car.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make

their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

Property Photos

Property Location

